

## January 2017 Manager's Report

### Repairs

Miller Roofing repaired chimney for units 349-351. Roof vent boot was also replaced. Gutter on unit 423 was repaired.

Labriola was awarded the bid for wall repair by outdoor pool area. Once the wall is completed, Dave's Fences will complete the last section of new fencing.

Con-Edison replaced a feeder cable for units 343-353. Conduit was installed underground. Grounds will be restored when weather permits.

McDonald HVAC replaced the timer relay on the HVAC unit on January 28.

Nuclear Pool Company will be providing pricing for sand blasting and plastering the indoor pool. The pool paint continues to peel after several attempts to scrape and paint pool.

### Engineering

We will be obtaining prices from engineering firms for future major maintenance projects at Edgemont. These projects include siding, roadways, walkways and common stairs.

### Deck/Structural Repairs

Bids were reviewed but not awarded. Another engineering firm will be asked to review plans before proceeding with the repair.

### Church Drain

Project is on hold at present. Waiting for engineer design before bidding work out.

### Permits

Outdoor pool permit renewal application is being sent in. We will need a pre-operational inspection before the new permit will be issued. This inspection will be scheduled in late April/early May.

Bulk Storage permit renewal application will be sent to the NYSDEC when completed. This permit is for the above ground chlorine storage tank behind the clubhouse.

### Sales/ Rentals

Unit 495 sold for \$450,000. The unit is a two bedroom upper simplex.

Unit 367 has been rented for \$3,250 per month. The unit is a three bedroom duplex.